



MARIPOSA COUNTY

Public Works · (209) 966-5356



RESOLUTION - ACTION REQUESTED 2016-374

MEETING: July 12, 2016

TO: The Board of Supervisors

FROM: Tony Stobbe, Public Works Director

RE: Approval to Redefine Courthouse Rehabilitation Award Process

RECOMMENDATION AND JUSTIFICATION:

Authorize the Public Works Director to Modify the Courthouse Construction Plans and Specifications into Segmented Construction Discipline Scope Activities and Authorize the Public Works Director to Advertise, Accept Bids, Award Construction Contracts to the Lowest Responsible Bidders, and Sign Contracts for Related Work (Subject to County Counsel Approval as to Form).

Public Works has advertised this project twice, held two formal facility tours for interested contractors and posted the Solicitation for Bids with three (3) Contractor Exchanges and a newspaper advertisement in an effort to build contractor interest in the project. The first bid solicitation garnered no bids and the second resulted in a single bid that greatly exceeded the project budget.

After the second bid opening staff contacted contractors that attended the tours to ask why they decided not to bid. There were three main areas of concern identified: a high perceived level of risk given broad, multi-discipline construction activity and the need to control the work of sub-contractors; the improvement in the economy creating other work with lower risk; and the work hour restrictions and security considerations required under this contract.

After consulting concerned parties, including the courts and Design Architect, staff feels the best approach to overcome the above concerns, and thereby generate qualified and reasonable bids for this work, is to split the Plans and Specifications into discipline-specific segments. This reduces the perceived risk to manageable levels for interested contractors. So, for example, a traditional roofing contractor may be procured to replace the roof without also having to tackle historical windows, electrical work, and so on.

Public Works seeks Board approval to proceed with splitting the approved Plans and Specifications into multiple contracts that best mirror the construction discipline of firms and to receive authorization to advertise and award the resulting contracts subject to approval as to form by County Counsel and as to Budget by the County Administrative Officer.

Pending the approval of this item and the awarding of the resulting contracts, it remains the intent of the Public Works Department to contract for construction inspection services for this project.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

On March 8, 2016, the Board Approved Resolution 2016 - 119 approving the Plans and Specifications for this project and granting authority to the Public Works Director to advertise and accept bids and award a construction agreement with the approval as to form by County Counsel.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

The lack of construction activity on this project will cause further maintenance issues, added maintenance costs, and further erosion of the viability of the construction budget due to inflation in the construction industry.

FINANCIAL IMPACT:

Appropriations for this project is already included in the requested budget for Fiscal Year 2016-17.

CAO RECOMMENDATION

Requested Action Recommended



Mary Hodson, CAO 7/6/2016

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]

MOVER: Rosemarie Smallcombe, District I Supervisor

SECONDER: Marshall Long, District III Supervisor

AYES: Smallcombe, Jones, Long, Cann, Carrier